055.0	0001	0001.0	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	631,200 / 631,200
					USE VALUE:	631,200 / 631,200
					ASSESSED:	631,200 / 631,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	A & V DUDLEY STREET LLC
Owner 2:	
Owner 3:	
Street 1:	60 BUCKMASTER DRIVE
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	DEEHAN ANTHONY TR -
Owner 2:	CONTROL REALTY TR -
Street 1:	60 BUCKMASTER DR
Twn/City:	CONCORD
St/Prov:	MA Cntry:
Postal:	01742

NARRATIVE DESCRIPTION

This parcel contains 9,625 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1947, having primarily Conc. Block Exterior and 6462 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	9625.000	329,200		302,000	631,200
Total Card	0.221	329,200		302,000	631,200
Total Parcel	0.221	329,200		302,000	631,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 97.68 | /Parcel: 97.68

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 36525

GIS Ref

GIS Ref

Insp Date 11/10/18

!4416!

PREVIOUS ASSESSMENT

Parcel ID 055.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	316	FV	329,200	0	9,625.	297,100	626,300	626,300	Year End Roll	12/18/2019
2019	316	FV	296,200	0	9,625.	262,400	558,600	558,600	Year End Roll	1/3/2019
2018	316	FV	296,200	0	9,625.	262,400	558,600	558,600	Year End Roll	12/20/2017
2017	316	FV	296,200	0	9,625.	262,400	558,600	558,600	Year End Roll	1/3/2017
2016	316	FV	296,200	0	9,625.	262,400	558,600	558,600	Year End	1/4/2016
2015	316	FV	269,900	0	9,625.	237,700	507,600	507,600	Year End Roll	12/11/2014
2014	316	FV	269,900	0	9,625.	237,700	507,600	507,600	Year End Roll	12/16/2013
2013	316	FV	269,900	0	9,625.	237,700	507,600	507,600		12/13/2012

PRINT

Date	Time
12/10/20	19:26:27

LAST REV

Date	Time
02/27/20	10:24:10

mmcmakin

4416

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEEHAN ANTHONY	1554-149		1/29/2020	Convenience	99	No	No		
	860-169		4/30/1975		90,000	No	No		N

USER DEFINED

Prior Id # 1:	36525
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/28/2004	9	Foundati	25,000			G6	GR FY06	for future additio
6/4/2001	364	Sign	1,650	C				
11/22/1996	609	Manual	1,500					REROOF
5/12/1994	201		35,000					CHANGE ROOF PITCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	CC	Chris C
3/13/2009	Meas/Inspect	197	PATRIOT
9/6/2005	Inspected	BR	B Rossignol
5/2/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		9625		Sq. Ft.	Site		0	15.25	2.06	CF									302,033						302,000	

Total AC/HA: 0.22096 | Total SF/SM: 9625 | Parcel LUC: 316 | Comm. Whs. | Prime NB Desc: COMM FR | Total: 302,033 | Spl Credit | Total: 302,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:	7 - Brick	25	%
Roof Struct:	1 - Gable		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	11		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	36.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	36	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.91431618
Adj $ / SQ:	50.470
Other Features:	7500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514412
Depreciation:	185188
Depreciated Total:	329224

COMMENTS

MASS CONTROL CENTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	3

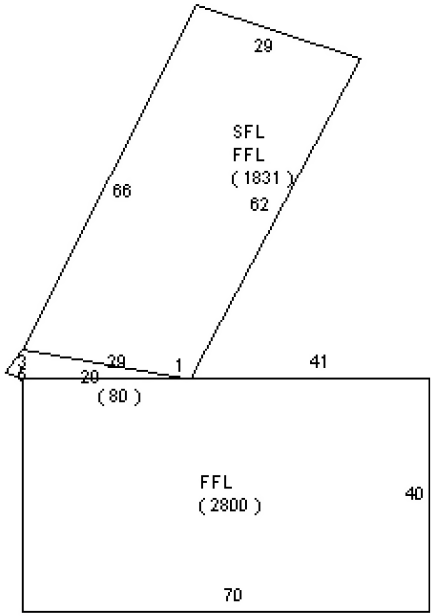
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	73.69
Special Features:	0	Val/Su Net:	50.94
Final Total:	329200	Val/Su SzAd	50.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,631	54.510	252,426
SFL	Second Floor	1,831	50.470	92,411

Net Sketched Area:	6,462	Total:	344,837
Size Ad	6462	Gross Are	6462	FinArea	6462
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

055.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	